

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 93-25

Introduced by Council President Wilson at the request of the County Executive
Legislative Day No. 93-10 Date April 6, 1993

AN ACT to add new Subsection E, and reletter current Subsections E, F, G and H of Section 267-8, Zoning certificates, of Article II, Administration and Enforcement, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to provide for testing of non-residential and/or multi-family developments at both the preliminary plan and site plan stages.

By the Council, April 6, 1993

Introduced, read first time, ordered posted and public hearing scheduled on: May 4, 1993

at: 6:30 P.M.

By Order: Doris Paulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on May 4, 1993, and concluded on, May 18, 1993

Doris Paulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By The County Council of Harford County, Maryland that
2 new Subsection E be, and is hereby, added to Section 267-8, Zoning certificates, and
3 that current Subsections E, F, G and H, of Section 267-8, Zoning certificates, be, and
4 are hereby relettered, all of Article II, Administration and Enforcement, of Part 1,
5 Standards, of Chapter 267, Zoning, of the Harford County Code, as amended, all to
6 read as follows:

7 Chapter 267. Zoning.

8 Part I. Standards.

9 Article II. Administration and Enforcement.

10 Section 267-8. Zoning certificates.

11 E. THE ZONING ADMINISTRATOR ALSO HAS THE AUTHORITY TO REQUIRE
12 THAT DETAILED SITE PLANS FOR NON-RESIDENTIAL OR MULTI-FAMILY
13 RESIDENTIAL DEVELOPMENTS BE SUBMITTED FOR REVIEW AND APPROVAL
14 PRIOR TO ZONING CERTIFICATE APPLICATION. SUCH REVIEW MAY
15 REQUIRE A PROCESSING THROUGH THE DEVELOPMENT ADVISORY
16 COMMITTEE ESTABLISHED IN SECTION 5.03 (A) OF THE SUBDIVISION
17 REGULATIONS.

18 [E]F. Any zoning certificate shall be revocable upon written order of the Zoning
19 Administrator in the event of a failure to comply with the requirements and
20 conditions of this Part 1 or the specific grant, order or approval applicable
21 thereto. Such revocation shall not be effective until after:

22 (1) Notice, by certified mail, of such proposed revocation has been provided
23 to the holder of the certificate.

24 (2) A hearing has been held by the Zoning Administrator not less than ten
25 (10) nor more than thirty (30) days from the date of the forwarding of
26 such notice.

27 (3) A final decision has been rendered within ten (10) days of the

1 completion of the hearing.

2 [F]G. Any certificate issued on the basis of fraud, mistake or misrepresentation shall
3 be subject to revocation.

4 [G]H. Zoning certificates issued on the basis of approved site plans and applications
5 authorize only the use, arrangement and development set forth in such
6 applications and plans and no other use, arrangement or development. Use,
7 arrangement or development substantially differing from that authorized is a
8 violation of this Part 1 and shall be a basis for revocation of the zoning
9 certificate.

10 [H]I. No application shall be accepted by the Zoning Administrator until it has been
11 completed and until all fees established by the county for processing the same
12 have been paid in full.

13 Section 2. And Be It Further Enacted that this Act shall become effective sixty (60)
14 calendar days from the date it becomes law.

EFFECTIVE: August 10, 1993

*The Secretary of the Council does hereby
certify that fifteen (15) copies of this Bill
are immediately available for distribution to
the public and the press.*

Doris Paulsen, Secretary

HARFORD COUNTY BILL NO. 93-25(Brief Title) Adeq. Pub. Facs. - Adequacy Testing

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

Doris Poulsen
Secretary of the Council

[Signature]
President of the Council

Date June 8, 1993Date June 8, 1993

BY THE COUNCIL

Read the third time.

Passed: LSD 93-18 (June 8, 1993)

Failed of Passage: _____

By Order

Doris Poulsen, Secretary

Sealed with the County Seal and presented to the County Executive for approval this 9th day of June, 1993 at 3:00 p.m.

Doris Poulsen, Secretary

BY THE EXECUTIVE

[Signature]
COUNTY EXECUTIVE

APPROVED: Date June 11, 1993

BY THE COUNCIL

This Bill (No. 93-25), having been approved by the Executive and returned to the Council, becomes law on June 11, 1993.

Doris Poulsen, Secretary

EFFECTIVE DATE: August 10, 1993